

CHANDLER FREEWAYS BUSINESS PARK Land for Sale or Build-to-Suit



SEC of 56th St and 202 Freeway

BUILDING FEATURES:

- Fully improved Business Park
- 20 acres available (10.5 Acres or 9.5 Acres)
- Land for Sale
- Zoned I-1, City of Chandler
- Freeway visibility
- Access to Interstate 10 via Chandler Blvd. or Wild Horse Pass
- Monument signage available
- Proposed Development opportunities for Sale or Lease



For More Information, Contact:

Allen Lowe

(602) 954-3747

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Tom Louer, SIOR

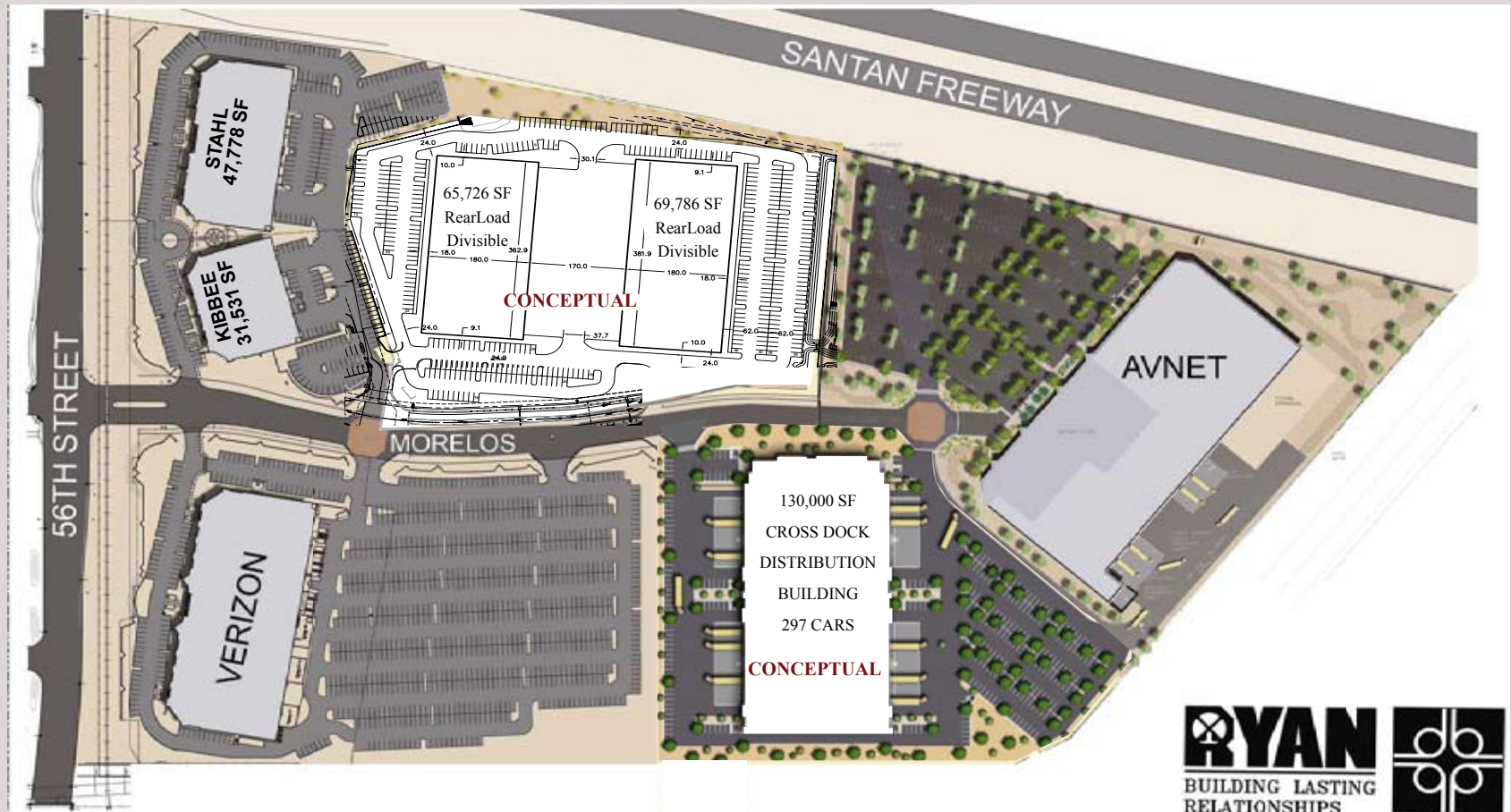
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CHANDLER FREEWAYS BUSINESS PARK

Conceptual Building Plans



Conceptual Buildings can be either Leased or Sold

For More Information, Contact:

Lee & Associates®
COMMERCIAL REAL ESTATE SERVICES

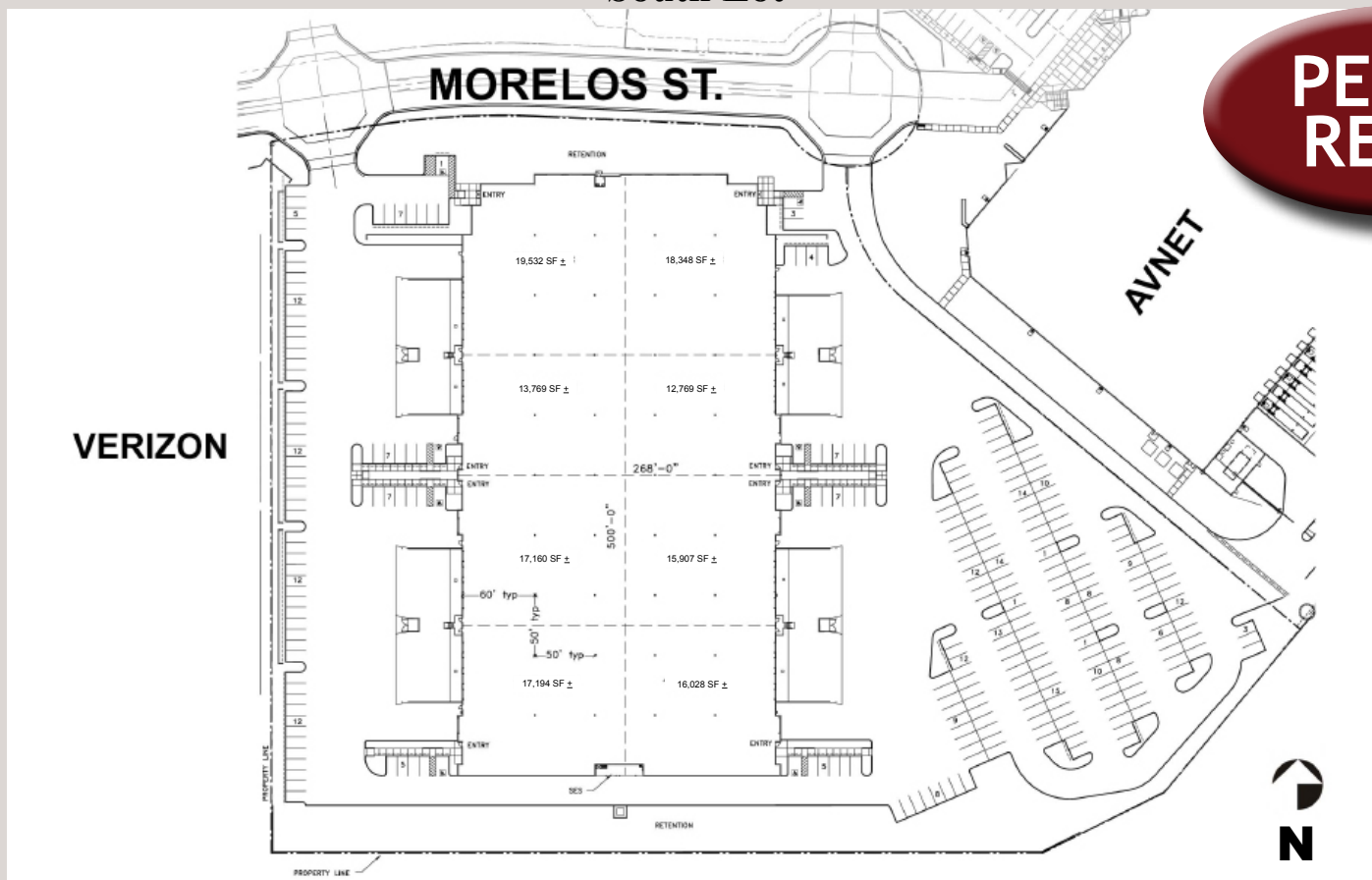
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CHANDLER FREEWAYS BUSINESS PARK

South Lot



**PERMIT
READY**

6805 W. Morelos Place, Chandler, AZ

BUILDING FEATURES:

- For Sale or Lease
- 130,708 Total Square Feet
- Divisible to Approximately 12,700 Square Feet
- 28' Clear Height
- Zoned I-1, City of Chandler
- ESFR Capable
- 34 Dock High Doors
- 8 Grade Level Doors
- 281 car parking
- 9.5 Acre Site
- 3000 Amps, 277/ 480 Volt Power
- Building Dimensions 261' x 500'

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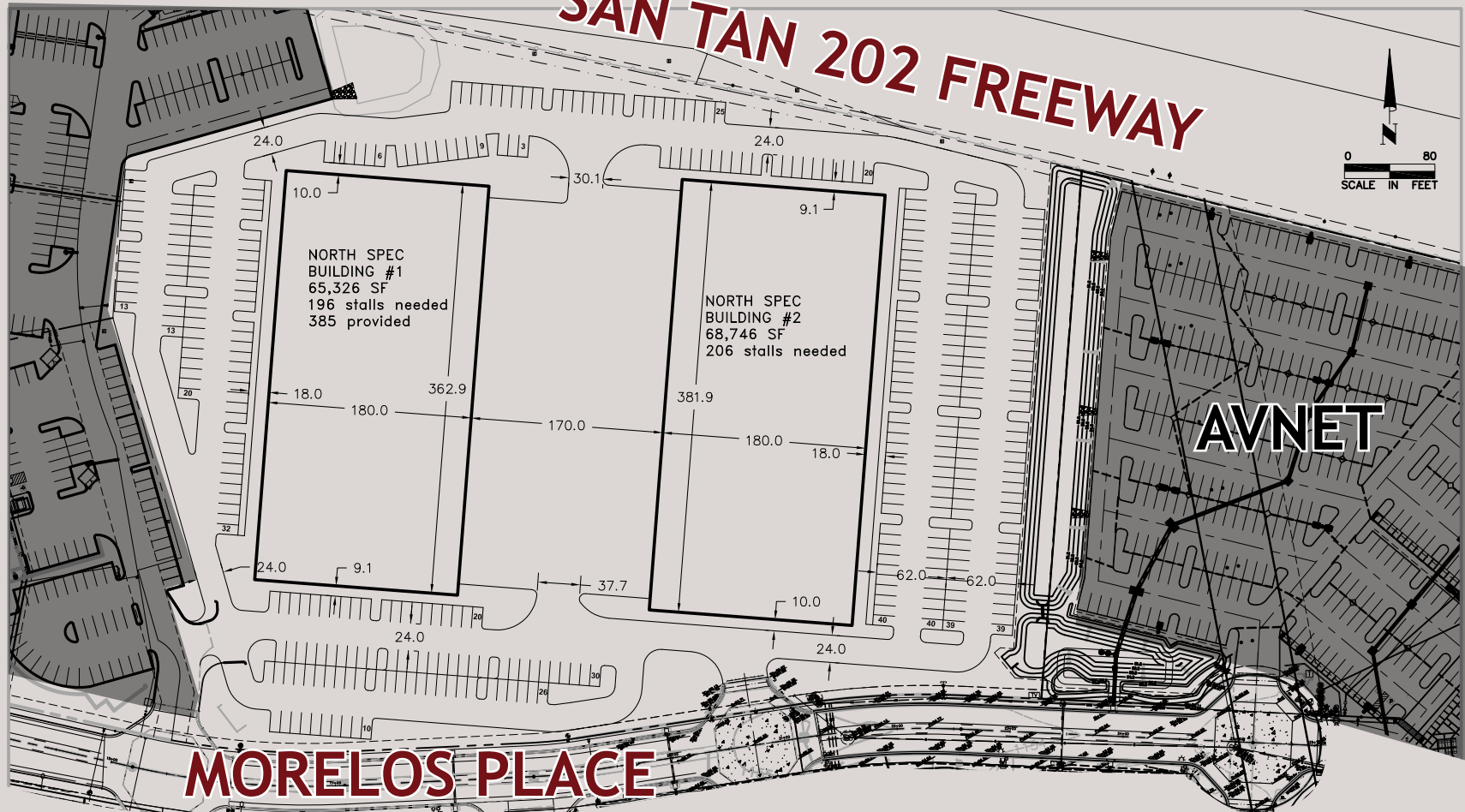
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AVAILABLE

CHANDLER FREEWAYS BUSINESS PARK

North Lot

SAN TAN 202 FREEWAY



NEC OF 56TH ST. AND MORELOS PLACE, CHANDLER, AZ

PROPOSED BUILDING FEATURES:

- For Sale or Lease
- 68,746 and 65,362 Total Square Feet Buildings
- Divisible to Approximately 13,000 Square Feet
- 28' Clear Height
- Zoned I-1, City of Chandler
- ESFR Capable

- Dock High Loading
- Grade Level Loading
- 385 car parking
- 10.5 Acre Site
- 3000 Amps, 277/ 480 Volt Power
- Building Depths 180'

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AVAILABLE

CHANDLER FREEWAY BUSINESS PARK AMENITIES

- | | |
|---|---------------------------------|
| 1 Tempe Autoplex | 25 In-N-Out Burger |
| 2 Ikea | 30 Maytag |
| 3 Emerald Center | 31 World Design Home Bazaar |
| 4 Arizona Tile | 32 Mattress USA |
| 5 Costco Home Improvement | 33 Lowes Home Improvement Store |
| 6 WalMart | 34 Casa Paloma |
| 7 Sports Authority/LA Fitness | Showcase Home Furnishings |
| 8 Levitz | Banana Republic |
| 9 Target Call Center | Gap |
| 10 Lifetime Fitness | Talbots |
| 11 Pucketts Floor Covering | Chicos |
| 12 Shea Office/Retail | AJ's Fine Foods |
| 13 U. S. Post Office | Compass Bank |
| 14 Federal Express | Fidelity Bank |
| 15 Coca-Cola Bottling Co. | Buca D Beppo |
| 16 Costco/Price Club | Z Tejas |
| 17 TW Lewis Homes | Pei Wei |
| 18 U-Haul Distribution Center | 35 Dannels Family Car Wash |
| 19 Tempe Business Center | 36 McDonalds |
| 20 Honey Bears Barbeque | 37 Bed Bath & Beyond |
| 21 Terri's Consign & Design Furnishings | 38 Thomasville |
| 22 Courtyard By Marriott | 39 Emerald Center Phase I |
| 23 Arizona Bank & Trust | 40 Sierra Pools |
| 24 Outback Steakhouse | 41 Central Arizona Supply |
| 25 TGI Fridays | 42 Bashas Distribution Center |
| 26 Earnhardt Ford | 43 City of Chandler |
| 27 Carrabas | 44 Intel |
| 28 Earnhardt Chevrolet | |

Interstate - 10

Warner Rd.

56th St.

Hardy Dr.

Kyrene Rd.

Rural Rd.

Ray Rd.

Chandler Blvd.

Frye Rd.

101

Loop 101

SUBJECT

Pecos Rd.